

PLANNING COMMISSION REGULAR MEETING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, September 2, 2015

CALL TO ORDER: 7:01 pm by Chair Tom Matlack

MEMBERS PRESENT: Chair Tom Matlack, Janice Huxford, Mirza Avdic, Linda Hoult, Gary Petershagen, Vicky Oslund

MEMBERS ABSENT: Vice Chair Jennifer Davis

STAFF PRESENT: Director Becky Ableman-McCrary, Associate Planner Stacie Pratschner, Engineer Adam Emerson, and Clerk Jill Meis

OTHERS PRESENT: None

Excused Absence: Commissioner Hoult made a motion to excuse Commissioner Davis, Commissioner Huxford 2nd. Motion carried 5-0-0-2. Commissioner Avdic arrived at 7:02pm.

Guest business: None.

Action Items:

1. *Approve July 29, 2015 Meeting Minutes.* Commissioner Hoult made a motion to approve July 29, 2015 minutes, Commissioner Avdic 2nd. Motion carried 6-0-0-1.

Public Hearing B Continued from 07.29.2015 Planning Commission Meeting: High Urban Residential (HUR) Impervious Surface Allowance Code Amendment to Lake Stevens Municipal Code (LSMC) 14.48.055.

PC Chair Reopens Meeting - Commissioner Hoult made a motion to reopen the public hearing, Commissioner Avdic 2nd. Motion carried 6-0-0-1.

Staff Presentation – Associate Planner Stacie Pratschner presented the Power Point Presentation with detailed description of the Code Amendment and answered questions the Planning Commission had asked at the previous meeting. On May 7, Staff received an application from Seattle Pacific Development to amend LSMC section 14.48.055 to allow 65% impervious surface allowance in the HUR zone. Planner Pratschner discussed the consistency with the Comprehensive Plan for density targets and how the storm water would be mitigated. On July 29, 2015 the Planning Commission asked for additional information on examples of plats that allowed increased impervious allowance, code examples from surrounding jurisdictions that allowed up to 75% impervious, and a GIS map that demonstrated parcels eligible for development under this proposed code amendment.

The Power Point Presentation gave an overview of Stonebriar Planned Residential Development that demonstrates a 55% impervious surface limitation. Planner Pratschner also noted that the plat was originally approved under Snohomish County regulations and the impervious surface of 55% only included the structure in contrast to City regulations that include, structure, driveways, walkways and gravel. Planner Pratschner also showed examples of other neighborhoods that allow up to 65% impervious surface. A GIS map was shown that detailed the 27 lots zoned HUR that have the potential to be redeveloped or

approximately 43 acres. Staff also demonstrated how the City sets standards for storm water management pursuant to the request of the Planning Commission.

Planner Pratschner recommended the Planning Commission forward a recommendation to approve the Code Amendment because it was consistent with the Comprehensive Plan, state and local requirements, and fire codes. Director Ableman-McCrary also added that this code amendment is not project specific, it is city-wide.

Commissioner's questions for staff – None

Proponent's comments – Mr. Darin Huseby of Seattle Pacific Homes spoke on behalf of the applicant. He states consistency with the subarea and surrounding jurisdictions allowable impervious would improve the housing options provided.

Comments from the audience – Mr. Dick Todd, a neighbor of this development, wanted to know if the city had observed the outflow of water from the site. Chair Matlack reminded Mr. Todd that the code amendment was not site specific and was a city-wide code amendment. Mr. Todd had questions regarding inflow into Lake Stevens, Inglewood Forest and other drainage issues and how he would be protected.

Ms. Sally Jo Sebring, 1023 99th Ave SE, wanted to know why the 2005 Stormwater manual is used rather than an updated version. She wanted to know the "nature" of the 27 properties in question and how the increased impervious allowance would affect wetlands. Adam Emerson with the Public Works department said the 2005 Storm water manual is the version that is required and has been adopted by the City Council. The 2012 Storm water manual is required to be adopted by the end of next year. The current manual still requires that the water level present before development be retained onsite. Associate Planner Pratschner answered that the "nature" of the 27 properties is vacant or undeveloped, but could not give any details as to wetlands present, ect. Director Ableman-McCrary stated that Snohomish County prepares the maps at broad level and then as development applications come in, the City reviews them at a detailed level. Planner Pratschner also added that pursuant to LSMC 14.88 wetlands are set aside as well as buffers so there would be no potential impact to wetlands. Adam Emerson also explained that the Public Works review on development over 5,000 sq. ft. stipulates that the discharge to wetlands has to be the same amount as before development.

Mr. Dick Todd interjected that he wanted to know how the city or SeaPac would insure his protection. Chair Matlack informed him he would have to wait.

Proponent rebuttal comments – None

Comments from the audience – None

Proponent rebuttal comments – None

Close public comments portion of hearing by motion- Commissioner Hoult made motion to close public testimony portion, Commissioner Petershagen 2nd, motion carried 6-0-0-1.

Close public hearing- Commissioner Hoult made a motion to close public hearing, Commissioner Avdic 2nd, motion carried 6-0-0-1.

Commissioner's questions for staff- Commissioner Hoult commended staff on the quality of the map and materials. She asked about the Whispering Meadows Plat and other development in the area without the roads being improved. Director Ableman-McCrary clarified that the Whispering Meadows Plat was a county vested plat. Commissioner Hoult

wanted to know if there was any written comment submitted, staff reported that there had been no written comment submitted.

Commissioner Huxford wanted to know what the development would look like aesthetically, and how the surrounding municipalities feel about the environmental health in the areas that they have allowed the increased impervious surface. Adam Emerson, Public Works, testified that the detention facilities are the responsibility of the home owners association and there would not be a negative impact. He explained that the storm water detention would be designed to accommodate the increased impervious surface before any development increase would take place.

Commissioner Petershagen thanked the planning staff for the presentation and clarified that the code amendment would not be increasing density but increasing usable area for each lot. He also wanted to confirm the HUR zone was subject to the Design Review Board approval to help with concerns about aesthetics.

Commissioner Oslund stated it was a great presentation.

Commissioner Avdic gave his compliments to the staff for the presentation.

Chair Matlack wanted to know why the need for the increased impervious. He also wanted clarification on the city-wide SEPA vs. the planned action SEPA. He feels that the SEPA review hasn't been adequate for this project. He asked why so many checklist items were marked N/A on the SEPA checklist. He wanted to know why the drainage manual was incomplete. The geotechnical report states it (Westlake Crossing) was a wet lot, not a wetland and it would be scraped away. Commissioner Matlack wanted to know why the Design Review Board didn't address this. Commissioner Petershagen explained that the Design Review Board wouldn't address these items early in the process, it would come later depending on what the market would be for the housing options. He also wanted to point out that the density would not be increasing. Planner Pratschner stated that the developer would submit the complete storm water report at the time of Construction Plan Review so it was not incomplete at the preliminary plat stage.

Commissioner Hoult wanted to confirm that there would still be an individualized review of each project and this would not be a blanket approval for any project in the HUR zone.

Commissioner Huxford stated that she thought the impact to wetlands section of the SEPA checklist was not complete.

Commissioner Avdic wanted to reiterate that this was not a project specific code amendment, it was for the entire HUR zone and that any concern of each project would be reviewed at the project level.

Commissioner Matlack stated concern that the review for the subarea was more in depth than the code amendment. Planner Pratschner explained that the Environmental Impact Statement for the subarea planning is not the same review procedure for the code amendment, but every project would be a site specific review.

Commission Action by Motion – Commissioner Petershagen made motion to forward a recommendation of the High Urban Residential (HUR) Impervious Surface Allowance Code Amendment to Lake Stevens Municipal Code (LSMC) 14.48.055 to City Council, Commissioner Oslund 2nd, motion carried 5-1-0-1. Commissioner Matlack requested that his handout be attached to the letter of recommendation. Director Ableman-McCrary said she would show Commissioner Matlack and another commissioner the draft letter before forwarding to City Council.

Discussion Items: None

Commissioner Reports: Commissioner Oslund reported that school has started. Commissioner Hoult thanked the audience members for participation and staff for the presentation. Commissioner Huxford thanked the community for helping their neighbors during the storm and is excited about the new executive board for Aquafest. Commissioner Petershagen thanked staff for their presentation. Commissioner Matlack attended fire district meeting, sewer district meeting and toured the sewer plant. Commissioner Matlack also informed everyone that the downtown development meeting was cancelled but a consultant will be at the City Council meeting to discuss the development. Commissioner Avdic thanked staff for presentation and audience for participating.

Planning Director Report: Director Ableman-McCrary reported that the Comprehensive Plan comments came back from the Department of Commerce and they stated that the City of Lake Stevens plan was the best they had seen. She also stated that Council will be reviewing some I-502 changes and the representative from Reid Shockey will be there discussing the downtown development.

Adjourn: Motion by Commissioner Petershagen, Commissioner Hoult 2nd, motion carried 6-0-0-1. Meeting adjourned at 8:14 p.m.



Tom Matlack, Chair



Jill Meis, Clerk, Planning &
Community Development